

**Vermilion County Metropolitan Exposition Auditorium
And Office Building Authority**

Minutes of the Board of Directors
February 25, 2026 – 5:30 p.m.

Present: Jason Baer, Ryan Brumfield, Jakob Dazey, O. J. Harrison, Kim Hoffman, Erik O’Kane, Amie Pounds, Alex Rosdail, Dean Shore, Matt Sims and Stephanie Yates.

Absent: None.

Attending: Andrew Mudd (telephone), Dwayne Gaylor and Teri Gaffney.

Call to Order: The meeting was called to order at 5:30 p.m.

Roll Call: The roll call was taken. A quorum was present.

Approval of Minutes: The Minutes of the meeting of the Board of Directors of January 21, 2026, were reviewed. ***It was moved by Dean Shore, seconded by O. J. Harrison, and carried to approve the Minutes of January 21, 2026, Board meeting as written.***

PUBLIC COMMENTS: No comments were received.

OLD BUSINESS –

Hockey Team Update – It was reported that no update has been received from Mr. Cheesman.

Surplus Property – Bid Opening: In response to the publication for sealed bids for the sale of the Cincinnati Section Basketball Court, locking floor panels, assembly pins, hydraulic goals and backboards/rims, one bid was received. After discussion, ***it was moved by Matt Sims, seconded by Dean Shore, and unanimously carried to accept the bid from Ben Stauss of Waste Equals LLC d/b/a Rebound Sports Flooring in the amount of \$12,500.***

Arena Flooring – Bid Opening: In response to the publication for sealed bids for the purchase of a custom fit multisport floor covering of high-performance flooring for 15,725 sq ft area, two bids were received:

- Versacourt, LLC - \$112,902.88
- Bay Area Rhino Court \$139,820.80

It was noted that the Versacourt bid does not meet the criteria as installation is not included. The Bay Area Rhino Court bid does include installation. It was the consensus of the members to seek clarification with legal counsel by telephone later in the meeting on the bid process prior to the final vote.

COMMITTEE REPORTS:

Finance: The financial information for the month of January 2026 was reviewed. ***It was moved by Dean Shore, seconded by Erik O’Kane and carried to accept the Profit/Loss Statements for the month of January 2026 as presented.***

RFP for Money Market Account: It was clarified that no Request for Proposal for the investment monies that are presently at Iroquois Federal is necessary. The Arena had been receiving 0.9% interest on the money market account and on February 4, 2026, we were notified that the account was being moved to 2.25% interest.

Recommendation of Early Payment of Loan: As discussed at the last meeting, the Arena secured a loan in 2022 for \$100,000 from Iroquois Federal Savings & Loan for the ice floor covering. The interest is at the rate of 5.5% and the loan is paid in monthly installments of \$1,91.19 and should be completed by September 2027. At this time, the Arena still owes approximately \$37,000 in principal on the loan. The members discussed the early payment of this loan. After discussion, ***it was moved by Jakob Dazey, seconded by Matt Sims, and unanimously carried to continue to make the payments on the loan and to re-visit the discussion of early payment in the third quarter of 2026.***

Events Committee:

The Minutes of the Events Committee of February 19, 2026, were available for the members' review.

Recommendations of Events Committee:

Information on the *Wild World of Animals* was received. This event can be held on July 18, 2026, for a ninety-minute show. The cost of the event is \$10,000. This is a live wildlife experience featuring exotic animals such as sloths, capybaras, leopards, mandrills, owls, alligators, cobras and more. The program combines conservation education with engaging entertainment. ***It was moved by Dean Shore, seconded by Amie Pounds, and unanimously carried to approve entering into an agreement with Wild World of Animals for one event on July 18, 2026, at a cost of \$10,000.***

Information on *Haunted Illusions* was reviewed. This event can be held on September 26, 2026, at a cost of \$12,000. It is a ninety-minute, Halloween-themed illusion show combining large-scale magic, audience participation, and seasonal theatrical effects. The audience will experience levitations, disappearances, and illusions created exclusively for this performance. After discussion, ***it was moved by Jakob Dazey, seconded by Dean Shore, and unanimously carried to approve entering into an agreement with Haunted Illusion for one event on September 26, 2026, at a cost of \$12,000.***

Information on *Mutts Gone Nuts* was reviewed and more information on the event will be reviewed by Management and as the cost is under \$10,000, no action by the Board of Directors is necessary.

NEW BUSINESS:

Advertising for Arena – Krista Nott of Lamar Signs was present. She gave an overview of her company's background and history. As we are preparing for the rodeo, she proposed a few options. There is a digital billboard available on North Vermilion Street that could be started quickly, and we would have one of the six slots that rotate every eight seconds, which would provide 1,400 slots in one day. Billboard options in Edgar County and Indiana were also discussed.

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After discussion, it was the consensus of the members to proceed with advertising through Lamar, and the final details will be negotiated with Management.

Dean Shore reported that he has spoken with Paul Offutt regarding his digital sign located south on Route 1. That space usually sells for \$1,000 a month but we have an opportunity for a special price of \$750. It was the consensus of the members to move forward with advertising on that digital billboard.

MANAGEMENT REPORT: Ms. Gaffney highlighted the Management report for the members. The members discussed the need for options for snow removal of the grounds. Management was asked to look at snow removal pricing for the next season as well as the possible purchase of equipment.

(Stephanie Yates left the meeting at 6:30 p.m.)

OTHER BUSINESS: None reported.

EXECUTIVE SESSION:

It was moved by Dean Shore, seconded by Erik O’Kane, and unanimously carried to recess into Executive Session to discuss Lease of Real Property. (Non-Board members were excused from the meeting. Attorney Andrew Mudd was connected via telephone conference.) (6:35 p.m.)

(Dean Shore left the meeting at 6:45 p.m.)

The Board reconvened into regular session at 6:55 p.m.

It was moved by Jakob Dazey, seconded by Matt Sims, and unanimously carried to revoke the conditional offer of the proposed USPHL team with Mr. Bo Cheesman due to no correspondence of information provided, no terms have been finalized, and we can issue a RFP in the future.

It was clarified by Legal Counsel that the bid that meets all of the requirements as stated in the Project Scope of the flooring project can be accepted by a four/fifths vote of the entire membership while understanding that the bid is higher. It was noted that the bid of Bay Area Rhino Court includes all aspects as listed in the Project Scope, which includes the installation. The bid from Versacourt does not include the installation. ***It was moved by Jakob Dazey, seconded by Erik O’Kane, and unanimously carried to accept the bid of Bay Area Rhino Court \$139,820.80 for the supply and installation of new, high-performance multisport flooring for 15,725 sq ft area as presented.***

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NEXT MEETING: The next regularly scheduled meeting of the Board of Directors is Wednesday, March 25, 2026, at 5:30 p.m.

ADJOURNMENT: There being no further business, the meeting adjourned at 7:00 p.m.



Kim Hoffman, Chairperson